Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	4 Reark Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,511,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2022	to	31/12/2022		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

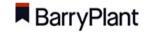
Add	dress of comparable property	Price	Date of sale
1	16 Amberwood Ct TEMPLESTOWE 3106	\$1,427,500	14/09/2022
2	25 Chippendale Ct TEMPLESTOWE 3106	\$1,225,000	22/10/2022
3	3 Saville Ct TEMPLESTOWE 3106	\$1,220,000	17/09/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2023 13:07













Property Type: House Land Size: 861 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

December quarter 2022: \$1,511,000

Comparable Properties



16 Amberwood Ct TEMPLESTOWE 3106

(REI/VG) **--** 5





Price: \$1,427,500

Method: Sold Before Auction

Date: 14/09/2022

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments



(REI/VG)



Price: \$1,225,000 Method: Auction Sale Date: 22/10/2022

Property Type: House (Res) Land Size: 656 sqm approx

Agent Comments







Price: \$1,220,000 Method: Private Sale Date: 17/09/2022 Property Type: House Land Size: 934 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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